

Development Management
Barnsley Council
PO Box 604
S70 9FE

9 April 2014

Dear Sir/Madam

**RE: REPLACEMENT SECURITY SHUTTERS AT ASDA, THOMAS STREET,
WORSBROUGH, SOUTH YORKSHIRE S70 5AU**

PLANNING PORTAL REF: PP-03314979

We have been instructed by our client, KEY Electrical Contractors & Storefitters Limited (for ASDA Stores), to submit a minor planning application for the above. The information required for validation was confirmed during telephone conversations with the Council's Development Control Team.

In this regard, the following information is attached:

- Site Location Plan, prepared by Spawforths, Drawing Ref: P-3771-44-3DG-0000-0001 Rev A, I:1250@A3
- Photographic Survey of Existing store
- Existing Elevations
- Proposed Elevations
- Cross Section of Security Shutters
- Business Case
- Store Floor Plan indicating position of main store entrance
- Security Shutter Specification

Application Site Area & Fee

Planning Permission is sought for replacement security shutters on the supermarket building. The fee of £195 has been confirmed as acceptable for the submission by the Local Planning Authority.

Site Location & Context

The application seeks to replace the existing security shutters at the ASDA store, Thomas Street, Worsborough, Barnsley. The store is located within the principle shopping commercial centre as defined **Spawforths**

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by the Barnsley UPD Proposals Map. Surrounding uses include a mix of residential properties and A1 shop retail units, all of which have solid roller shutters.

The store is stand-alone red brick building, with very little architectural merit and is one storey in construction. There are currently seven security shutters on the glazed parts of the front and side elevations covering the open faces of the entrance point and one to the rear elevation at the goods entrance. Access into the car park is taken directly from Thomas Street.

Proposal

The proposal seeks to replace the existing security shutters with new solid slat shutters, which have steel reinforced anti-cut bars fitted within the mid-section of the lath. There are a total of seven concealed shutters proposed on the front and side elevations, covering the main entrance into the supermarket; with one internal shutter to the rear elevation at the goods entrance to the building which are internal and external shutters (See photo survey for detail). The position of these is indicated on the submitted layout plan. In our view the proposed shutters present a more modern finish (powder coated aluminum laths) and provide a higher level of security and therefore constitutes betterment.

Business Case

This application is accompanied by a Business Case that has been produced with the contractor and ASDA Stores. It identifies the case for replacement of security shutters at this and other stores. This follows a security review following a spate of break-ins that generate a significant loss in revenue in terms of lost goods, but also in the damage inflicted to the property itself. The primary role of the replacement shutters is to delay access to the store compared with the existing specification. The design has a number of measures that make it difficult to cause total failure of the shutter which then allows access. Whilst damage may be inflicted to the shutter, the delay acts as a deterrent and provides additional time for law enforcement to arrive.

Additional benefits are outlined as follows:

1. Improved aesthetics of new powder coated shutter.
2. Increased out of hours security to the store
3. Automated shutter controls preventing manual operation and reducing health and safety risk to operators.
4. Entrance shutters and shutters covering a fire escape can be linked to the fire alarm system so doors can be opened automatically in the event of a fire allowing emergency service access. Also staff will be able to secure themselves in the building [only in high risk areas] to carry out essential services.

Planning Policy

Barnsley's current statutory Development Plan consists of the Core Strategy, the Barnsley Education Sites Development Plan Document (DPD) (both of which form part of the Local Development Framework) and the remaining saved policies of the Unitary Development Plan.

The site is identified within the principle shopping commercial centre as defined by the Barnsley UPD Proposals Map. It is not allocated within a Conservation Area.

The relevant Core Strategy Policy is CSP29, which promotes good design and is supplemented by the adopted Supplementary Planning Document (SPD): Shop front Design adopted in 2012.

The SPD states that security of the premises must be incorporated within the overall design, and should be as unobtrusive as possible, with a preference for a perforated or grille-type internal roller shutter, so as not to destroy the character of the original shop front. External roller shutters should only be considered where alternative measures referenced in the SPD have been explored and can be shown to be unsatisfactory.

We consider that the replacement roller shutters are consistent with the character of the existing building and shop fascia in terms of scale and quality. Whilst there is a preference for a perforated or grille-type internal roller shutter, the replacement shutters will have no material adverse effect on the character and appearance of the building, and will not destroy the character of the original shop front, which is quite modern and not high quality in design. The replacement shutter will have solid slats, and there is a valid justification for these type of shutters, which is set out in the business case which accompanies this application and should be a material consideration in the determination of this application.

Considerations

As outlined in the Business Case, there is a sound commercial security requirement for the proposed replacement shutters. The store already has external metal security shutters and therefore there is no significant material difference in what is being proposed by this planning application. As outlined above, the proposed shutter design presents a modern finish that is a betterment of that existing in terms of design, appearance and security and is appropriate in visual impact terms.

The building is not listed or within a Conservation Area. The store is located in a commercial and retail area which is not characterised by high quality aesthetics in terms of design. The proposals are acceptable in the context. More pertinently, the shutters are only in use outside of store opening

hours. Given that the store is open from first thing in the morning until relatively late in the evening, the shutters are not therefore visible during the main periods of activity, which again minimises any visual impact.

The proposals are appropriate by virtue of their composition, materials and with regard to the detailed design of the building and its context. The concealed nature of the replacement shutters are in general conformity with the adopted SPD and the business case for these shutters demonstrates why other alternative methods are unsatisfactory.

Conclusions

The works as outlined in the Business Case are necessary, minor, and appropriate and therefore we do not conflict with the adopted planning policy. Planning permission should be granted accordingly.

Validation

We trust that the submitted information is sufficient for the application to be validated and therefore we anticipate that you will confirm this shortly and that a written confirmation of the target date for a decision will be issued as soon as is possible.

Should you require any further information or clarification then please do not hesitate to contact me on the attached details.

Yours sincerely

GAVIN WINTER BA (Hons), MA, MRTPI

Principal Planner

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Encs: As detailed within this letter

cc: Bridie Parkinson, KEY Electrical Contractors & Storefitters Limited

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